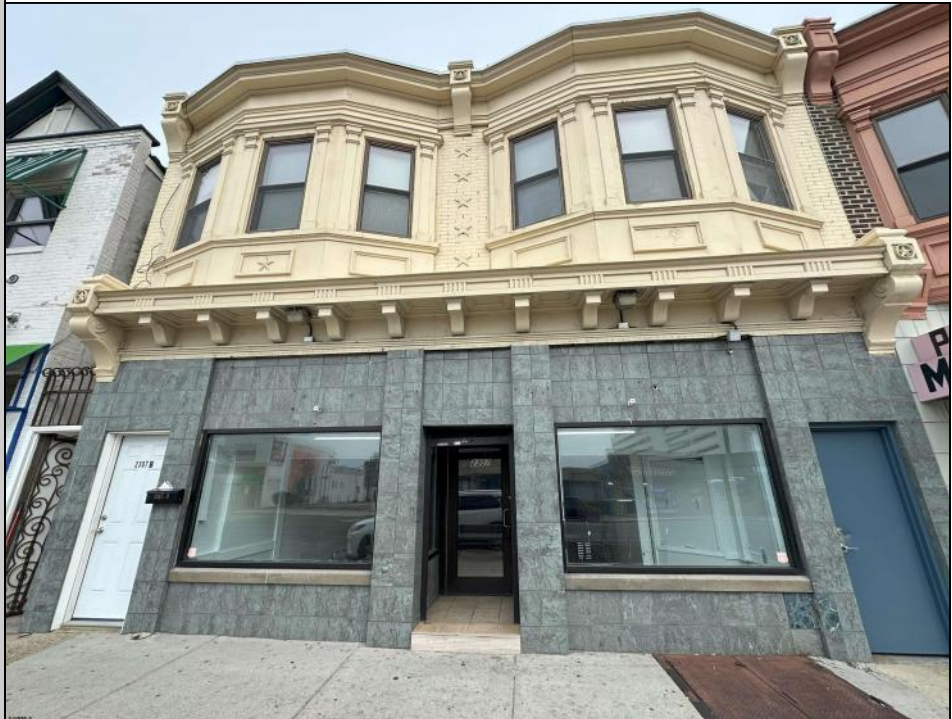
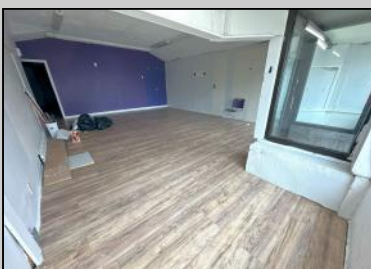




**2307 Atlantic**  
**Atlantic City, NJ 08401**

**Asking \$449,000.00**



**COMMENTS**

Large commercial storefront with great warehouse space and two rented residential apartments in heart of AC retail activity in Ducktown area offering great car and foot traffic. Building sits on 2 lots with double frontage/visibility. Storefront is available for lease at \$2400 monthly to qualified tenant. Apartments currently rented at \$975 (1 bdrm/20 yr tenant) & \$1400 (2bdrm). Storefront was previously Metro/T-Mobile. Great investment potential. Leases in place. Property is being sold "as-is".

**PROPERTY DETAILS**

Exterior	Basement	Heating	HotWater
Brick	Unfinished	Gas-Natural	Gas
See Remarks			
Water	Sewer		
Public	Public Sewer		



Ask for Leon Grisbaum  
 Berger Realty Inc  
 3160 Asbury Avenue, Ocean City  
 Call: 609-399-0076  
 Email to:

